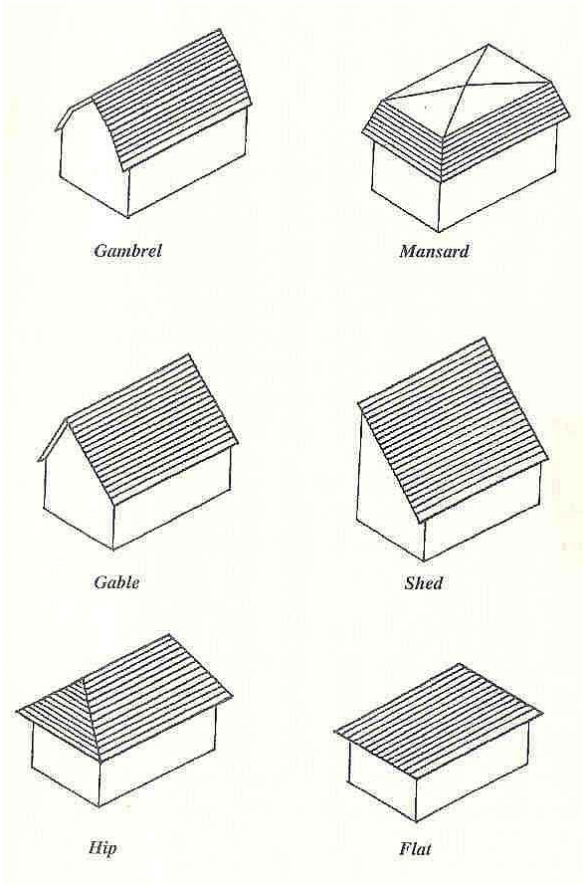
Chapter 5 – Section 1:
NEW CONSTRUCTION

The Historic Preservation Commission recognizes that there are only a few undeveloped lots within the districts; however, their treatment is critical to the future of the districts. The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc. Further, the Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details. Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color and details with immediate neighbors.

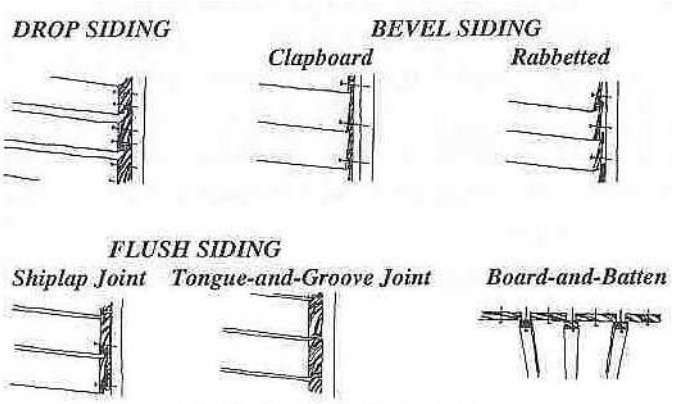


DESIGN RECOMMENDATIONS

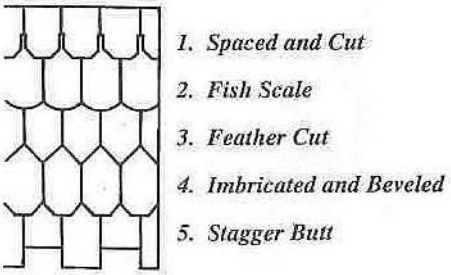
1. All new construction on existing structure(s) should be compatible with existing details, styles, etc.
2. New construction shall coordinate in material, scale, size, site position, and spatial relationship and details with immediate neighbors within one hundred feet (100') of proposed construction.
3. Where feasible, roof forms should be consistent and compatible to others in the District. Large flat expanses of walls or roofs should be avoided.
4. It should be understood that the Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.
5. New construction should avoid A-frame dome, shed, and flat roofs.

6. New accessory structures should be compatible with the principal structures in terms of form, materials, color and fenestrations. Metal utility buildings and carports are inappropriate in the districts

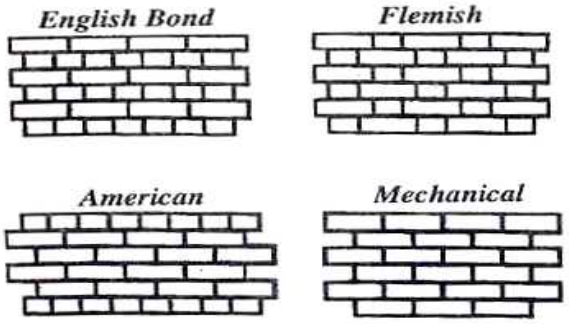
Chapter 5 – Section 2: SIDING and EXTERIOR MATERIALS



WOOD SIDING Illustrations



CUT WOOD Illustrations



MASONRY Illustrations

There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry. The most common type of wood siding is clapboard, which consists of beveled boards that are thicker on the bottom, and are installed so there is some overlap. Other types of wood siding that may be encountered include rabbeted, drop, flush, and board and batten.

Another type of exterior material found in the districts is cut wood which covers the frame of the building. Examples of cut wood shingles are spaced and cut, fish scale, feather cut, imbricated and beveled, and stagger butt.

Stone and brick exteriors are also found within the Districts. English, Flemish, American and "mechanical bonds" are all common brick patterns.

Masonry will eventually need to be repointed (replacing deteriorated mortar with new mortar). Cleaning techniques for masonry include chemical and low pressure washing; however, sandblasting is not permitted.

A number of artificial sidings have been developed since the construction of many of the structures in the Districts. Artificial products that are found on some structures may include asbestos shingles or vinyl or aluminum siding. The General Policy on Artificial Siding, Chapter 4, contains additional information on the approval process and the application of artificial siding in the Historic Districts.

DESIGN RECOMMENDATIONS

1. To the greatest extent possible, wood siding should be preserved and maintained.

2. In the replacement of wood siding, materials should match the original as closely as possible. "Rough-sawn" siding should be avoided.

3. The use of artificial siding to cover original siding should be avoided.

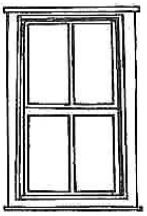
4. The removal of artificial siding and restoration of original siding materials is encouraged.

5. Gentle methods of paint removal are necessary in order to protect the surfaces. The most acceptable method for wood surfaces is hand scraping and sanding (including gentle power sanding.) Other acceptable methods, in order of preference, include chemical removal, low pressure water blasting, and the limited use of electric heat guns or heat plates. Other forms of power sanding, including rotary, disc, belt and other "high impact" abrasive power sanding techniques along with the extensive use of heat removal techniques will be considered only in the most extreme circumstances. High pressure water and sandblasting can potentially damage the wood, and should never be used. Removal of paint to the bare wood is undesirable, and should be avoided. For metal and masonry surfaces, the most effective methods are chemical removal, and high pressure water and sand blasting. Measures should be undertaken as to not impact adjacent properties with paint dust.

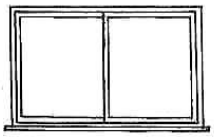
PAINT REMOVAL METHODS FOR WOOD – ORDER OF PREFERENCE

		Advantages	Disadvantages
Most Favorable	Hand scraping and sanding	most gentle, effective	time consuming
	Chemical	fairly quick	potentially toxic
	Low pressure water blasting	gentle	time consuming
	Electric Heat Gun or Heat Plate (limited use)	gentle	time consuming
NO CERTIFICATE REQUIRED			
CERTIFICATE REQUIRED			
	Disc and power sanding	effective, quick	leaves swirl marks, damages wood
	High pressure water or Sand blasting	effective, quick	pits and damages wood
Least Favorable	Other forms of extensive heat removal (including torches)	quick and economical	damaging to wood, potential fire hazard

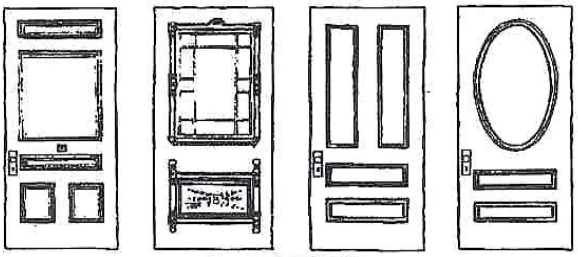
Chapter 5 – Section 3: FENESTRATIONS



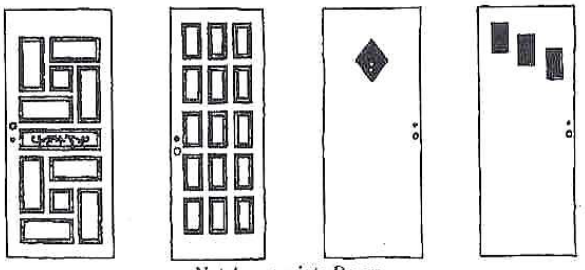
THIS Window



NOT THIS Window



Appropriate Doors



Not Appropriate Doors

There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house. Although doors are often obscured by porches, they are an important characteristic of the architecture of the period of the house. The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.

Whenever possible, the original windows and doors and their features (sashes, glass, lentils, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. If preservation is not possible, replacement materials which match the original should be used.

Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.

For the most part, only wooden shutters should be installed in the districts. The shutters should match the size of the window opening, sash spacing, and should be attached to the casing and not to the siding.

Storm windows and doors should not obscure the appearance or conflict with the style of the inner door and window and should look like an original feature, not an accessory. Unpainted aluminum storm doors and windows should be avoided.

Awnings and canopies constructed of canvas are appropriate with commercial structures and in some instances with residential structures. Types of residential structures with which awnings are most compatible are Bungalow, Queen Ann, and Colonial Revival. Awnings are not appropriate on structures where shutters were historically used. Aluminum awnings or canopies are inappropriate. Canopies and awnings shall reflect a close visual association with the fenestration involved.

DESIGN RECOMMENDATIONS

1. Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.

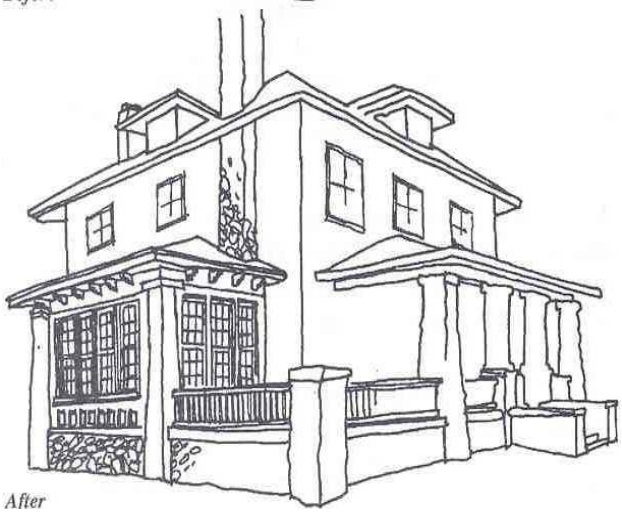
2. Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.

3. Avoid unpainted aluminum storm doors, and select a style which does not distort or change the appearance of the inner door.

4. Awnings or canopies should be mounted within the opening, directly on the window or door frame, or as an alternate, just outside the opening. The awning or canopy should reflect a close visual association with the opening. Awnings and canopies attached to roofs are inappropriate.

Chapter 5 – Section 4:
PORCHES

Before



After

Porches which are original or are compatible with the design of the structure should be retained. Replacement of original wooden porch columns with metal substitutes should be avoided.

The enclosure of original porches, particularly front porches, should be avoided. Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to "sun parlors" may be appropriate in some instances. Windows in these enclosures should be smaller, multi-paned, and compatible with existing windows. Larger expanses of glass are not appropriate.

Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided.

Stairs and fire escapes are often required by North Carolina State Building Code when single family residences are converted to multifamily or nonresidential uses. To the greatest extent possible, stairs and fire escapes should be located where they are not visible from the street.

Decks are generally not appropriate for homes within the districts. However, when decks are constructed, they should he located in the rear yard only, and should not project into the interior side yard. Decks should be avoided on corner lots, since their view can not be completely obscured from both streets. Rails on decks should match those on the porches. Lattice and shrubbery around the foundations enhance the appearance of decks, and should be utilized when possible.

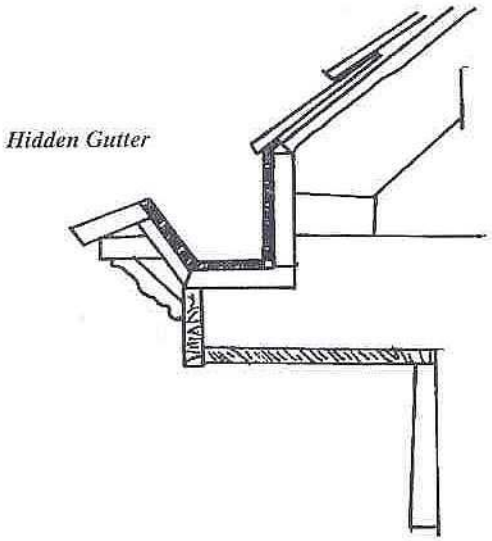
DESIGN RECOMMENDATIONS

1. Major alterations to original porches should be avoided.

2. The addition of new decks should be avoided on pivotal and contributing structures. Decks deemed appropriate by a Certificate of Appropriateness should not be visible from the street.

3. Handicap accessible ramps should be temporary structures and able to be removed once no longer needed. Ramps deemed appropriate by a Certificate of Appropriateness should not detract from the aesthetic and architectural character of the principle dwelling unit nor should the removal of a ramp jeopardize any portion of the unit's structural integrity. To the greatest extent feasible, handicap ramps should be located where they are not visible from the street.

Chapter 5 – Section 5
ROOFING

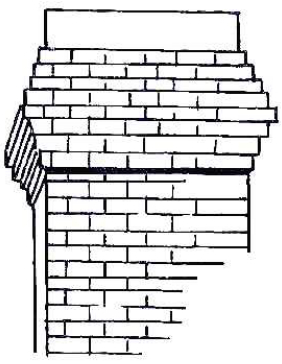


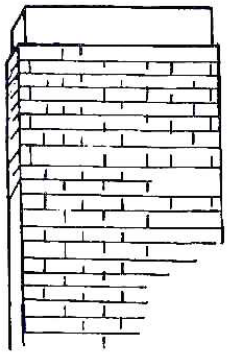
Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations and combinations. No more than one-half of the height of a structure should appear as roof. Materials are usually consistent over the entire structure, although there are changes in material where there are changes in steepness or shapes. Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.

Changes to roof pitch, configuration, and materials from that of the original should be avoided. Specialty roofing materials such as slate and tile should be maintained and repaired rather than be replaced with other roofing materials. The few metal roofs that exist in the districts should also be preserved. When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate. Soffits, fascias, mouldings, and brackets should be restored or replaced with reproductions. Adding new dormers, gables, turretts, and towers should be avoided unless it can be shown that their use is architecturally appropriate.

Gutters that are hidden or built in the eaves should be retained whenever possible, as should attached copper gutters. Installation of traditional attached seamless aluminum gutters or "half round" gutters are appropriate.

Skylights are not generally appropriate for historic structures. In most instances, the addition of new dormers are preferred to skylights, provided that the dormer is architecturally compatible with the rest of the structure. However, when skylights are considered, they should be placed so as to be as inconspicuous as possible. New skylights should be flat rather than the "bubble" type.


Corbeled Chimney


Traditional Chimney

Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be avoided.

DESIGN RECOMMENDATIONS

1. New construction should avoid A-frame, dome, shed and flat-alone roof shapes.

2. New construction should avoid the roof being more than one-half the building's height.

3. Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.

4. Skylights and solar energy hardware are to be considered on a case by case basis, and when proposed, should be located in such a manner as to not be readily visible from the street.

5. Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.

Chapter 5 – Section 6: LANDSCAPING

One of the most visible features of the Districts is their landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.

Planting of parking lot landscaping and buffering materials for new or converted nonresidential and multifamily dwellings must be in accordance with Article 7 of the Unified Development Ordinance (Appendix H).

DESIGN RECOMMENDATIONS

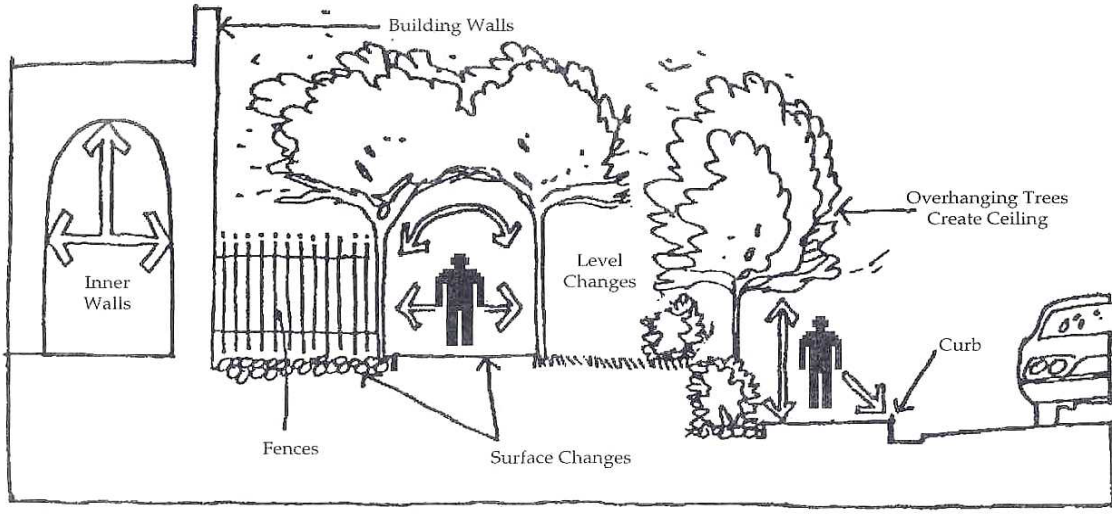
1. Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.

2. Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.

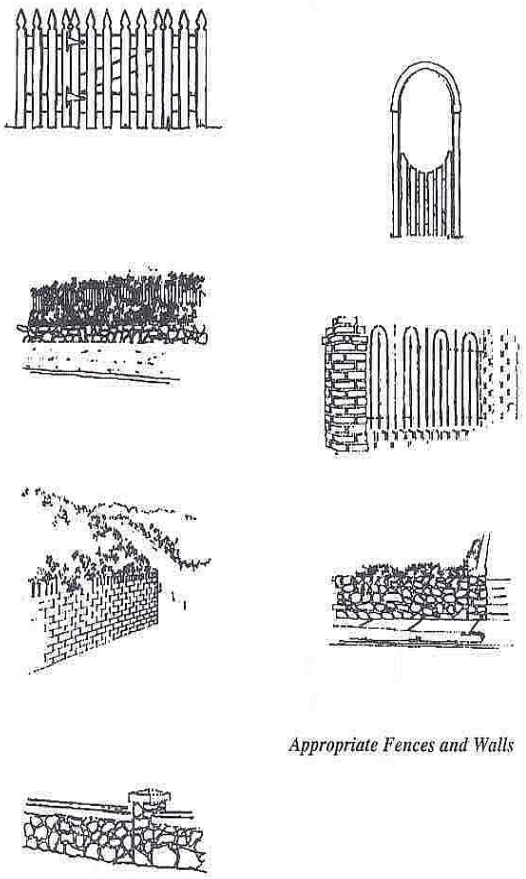
3. Placement of all vegetation should not interfere with utilities and vehicular traffic (sight-triangles).

4. Residential uses should maintain the four characteristic placements for canopy: to soften building ground line, to separate public/private edge, to separate the boundary of the property, and to maintain property lines. It is also recommended that placement be varied and types of vegetation enhance the appearance of the existing property yet maintain and preserve its historical significance.

TYPICAL STREET CROSS-SECTION



Chapter 5 – Section 7:
FENCES and WALLS



Appropriate Fences and Walls

Chain link, stockade, shadow-box, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials which will "climb" the fence and act as a screen. Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. As a general rule, wooden fences should be either the color of the structure or white. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property). Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.

Where fences are desired in front yards (and side yards at corner lots), the design should be primarily decorative in nature. As a general rule, front yard fences should not exceed four feet in height. The Historic Preservation Commission may approve a lower height for front yard fences if a condition exists where the applicant's front yard is at a higher elevation than the adjacent sidewalk.

Rear yard fences are defined as fences which do not extend forward on the applicant's property beyond the side centerline of the house in plan view. Rear yard fences may be higher than four feet to provide security or privacy. If a front yard fence adjoins a rear yard fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. Applicants should be prepared to present these conditions if they apply. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis. Poured-in-place concrete walls are discouraged. Concrete-masonry walls and walls constructed from railroad ties are prohibited.

DESIGN RECOMMENDAITONS

1. Do not use high walls or fences to screen front yards.

2. Use materials like stone, brick, wood and iron.

3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.

4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

Chapter 5 - Section 8:
DRIVEWAYS and PARKING

The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel "runners" with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone and brick.

Gravel may be appropriate in some instances for established commercial driveways and parking areas. The Zoning Ordinance dictates that some parking areas be paved; however, if the Historic Preservation Commission finds that gravel parking is more appropriate to the historic nature of the property, it can recommend to the Planning and Zoning Commission that a waiver of the paving requirement be granted. New nonresidential and some multifamily structures are subject to paving requirements in Article 8 of the Unified Development Ordinance and in the North Carolina State Building Code.

DESIGN RECOMMENDATIONS

1. Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.

2. Plant or retain as many trees as possible to maintain the tree canopy and to minimize the focus of the parking areas.

3. Excessive expanses of paving should be avoided.

4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

5. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone, or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case-by-case basis by the Historic Preservation Commission.

Chapter 5 – Section 9:
LIGHTING and TRANSFORMERS

Adding low level security lights and City of Concord security lights and transformers on either new or existing poles requires approval of the Commission. Security needs can usually be met with low profile lights which are compatible with the neighborhood.

Street lights typically occur at intersections and at midpoints on long blocks; concentrations of light are used in potentially hazardous areas. In commercial areas, lights are used to accent building facades and signs.

DESIGN RECOMMENDATIONS

1. Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
2. Do not concentrate light on facades and avoid casting light on surrounding properties.
3. Use lights to define spaces and accent vegetation.
4. Hide undecorative light fixtures.
5. Do not use fixtures which are incompatible with existing details, styles, etc.

Chapter 5 – Section 10: MECHANICAL and INCIDENTAL EQUIPMENT

The Commission recognizes that mechanical equipment such as air conditioning and central heat units, compressors, and electrical service equipment are necessary modern conveniences. However, these items, along with solar hardware and satellite dishes, should be placed out of public view. Equipment that is visible from the street should utilize shrubbery or fencing for screening from the street and adjacent property. When possible, refrigerant lines, vent pipes, and similar features should be located on the inside of the structure.

North Carolina State Building Code and ADA (Americans with Disabilities Act) require handicap ramps for some nonresidential and multifamily structures. Although their design is largely dictated by the Building Code, thoughtful planning can result in a design that requires little change to the appearance of the building and not be visible from the street.

DESIGN RECOMMENDATIONS

1. Place mechanical equipment in areas which utilize existing features such as fences, walls, and landscaping to screen their view.

2. Integrate new screening walls into the design of the structure, making them as inconspicuous as possible.

3. Tie handicap ramps to existing porches and avoid alterations to the porches when practical. Construct new handicap ramps to match the existing features of the structure.

Chapter 5 – Section 11: DEMOLITION

Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.

Article 4 - Section 12.13 of the Unified Development Ordinance, (Appendix G), Historic Preservation Overlay Districts, Delay in Demolition, states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.

Chapter 5 – Section 12:
HOUSING CODE

Historic regulations do not require owners to restore or maintain their property at a level higher than that of the Housing Code. Information on the Housing Code is available through the Code Enforcement Officer in the Planning and Community Development Department.